



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: DEV2017/857

19 January 2018

Pioneer Fortune Pty Ltd
C/- Mr Andrew Carstairs
Veris
PO Box 1038
FORTITUDE VALLEY QLD 4006

Dear Andrew,

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (1 LOT INTO 11 MANAGEMENT LOTS) WITH A CONTEXT PLAN AT WYATT ROAD, UNDULLAH DESCRIBED AS LOT 3 ON RP45236, LOT 28 ON CP S311174 AND LOT 3 ON RP49296

On 18 January 2018 the Minister for Economic Development Queensland (MEDQ) decided to grant all of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can be viewed in the MEDQ Development Approvals Register via the Department website www.dilqp.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Darren Cooper on (07) 3452 7587.

Yours sincerely

Jeanine Stone
Director
Development Assessment
Economic Development Queensland

Minister for Economic Development
Queensland
GPO Box 2202
Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	Wyatt Road, Undullah	
Lot on plan description	Lot number	Plan description
	3	RP45236
	28	CP S311174
	3	RP49296
PDA development application details		
DEV reference number	DEV2017/857	
'Properly made' date	18 January 2018	
Type of application	☐ New development involving: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	1 into 11 Management Lots and endorsement of a Context Plan	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice The approved changes are summarised as follows: Amendment to timing of condition 2, items 2 (iv)-(vi), to include prior to the commencement of use for the first dwelling on each lot
Original Decision date	15 January 2018
Change to approval date	18 January 2018
Currency period	20 years from date of approval

Plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.

Plans and documents previously approved on 15 January 2018 and still applicable to this approval	Number (if applicable)	Date (if applicable)
1. Management Lot Plan	30729-GP07 Issue W	8 June 2017

Supporting Plans and Documents

To remove any doubt, the following documents are not approved documents for the purposes of this PDA development approval, but rather are supporting documents.

Supporting Plans	Number (if applicable)	Date (if applicable)
Endorsed Context Plan		
1. Context Plan (as amended in red 12 January 2018)	30729-GP07 Issue Z	9 November 2017

PDA Development Conditions

No.	Condition	Timing
1	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement
2.	Restrictions on approving a plan of subdivision Prior to endorsement of a plan of survey for a lot, demonstrate to the satisfaction of EDQ that for each lot the following requirements have been met: (i) access is provided via a dedicated and constructed road or easement or road reserve; (ii) any public or third-party infrastructure located on the proposed lots is placed within an easement, to be registered against the title of the property;	Items (i) to (iii) - Prior to survey plan endorsement

	(iii) any easements must comply with the requirements of the relevant service provider or the Council and be granted at no cost to the Grantee. Where the Grantee is Council or a service authority, the easement documentation must be in accordance with the Grantee's standard easement terms; (iv) provides an appropriate level of flood immunity; (v) provides adequate provision for stormwater drainage; and (vi) is serviced (sewer and water reticulation, electricity and telecommunications).	Items (iv) to (vi) – Prior to the commencement of use for the first dwelling on each lot
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STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****